

## **ARTICLE 14: B-2 CENTRAL BUSINESS DISTRICT**

### **14.1 Intent:**

The B-2 District is intended to maintain the unique character and pedestrian scale of the downtown area, and to be the central shopping, service, office and entertainment center for the community and the surrounding region. Stores and other facilities should be grouped together in an attractive and convenient manner with particular attention being paid to the safety of pedestrian travel and the protection of adjoining residential areas. It is essential that this District have excellent vehicular accessibility from both the central community and the region and that safe and adequate off-street parking and loading areas are provided.

### **14.2 Principal Permitted Buildings/Structures and Uses:**

The following buildings/structures, and uses are permitted in the B-2 District.

- A. Single-family, two-family, duplex, and multi-family dwellings are permitted except as follows:
  - 1. Any building or lot of record identified as being used for commercial, office or other business use will not be permitted to convert the first floor (street level) to residences unless the gross square footage of the first floor exceeds twelve hundred (1200) square feet, in which case fifty percent (50%) of the first floor may be converted to residential use, however, this shall not include the "store front" area visible to pedestrian or vehicular traffic.
- B. Department and clothing stores.
- C. Furniture and appliance stores.
- D. Paint and hardware stores.
- E. Banks and savings and loan institutions.
- F. Specialty shops, including jewelry, stationery, florist, pet shops, and video rental shops.
- G. Business and professional offices.
- H. Small appliance and shoe repair shops.
- I. Indoor recreational establishments, including theaters, bowling alleys, and health clubs.

- J. Automobile service stations and minor repair shops.
- K. Restaurants, including entertainment activities, excluding drive-through eating establishments.
- L. Funeral homes and mortuaries.
- M. Grocery, liquor and convenience stores.
- N. Building tradesman office, workshop, and indoor storage.
- O. Personal services, including laundry/dry cleaning, sewing/tailoring and beauty/barber shops, and pet services with no outdoor kennels.
- P. Laundromats.
- Q. Printing & publishing establishments.
- R. Antique shops.
- S. Broadcast studios.
- T. Public/governmental buildings and properties which are cultural, recreational, administrative, or public service in nature, but not including storage yards, warehouses, or garages.
- U. Fire and rescue services.
- V. Commercial automobile parking lots.

### **14.3 Accessory Permitted Buildings/Structures and Uses:**

The following accessory buildings/structures and uses are permitted in the B-2 District.

- A. Those buildings/structures and uses customarily accessory and incidental to the permitted principal uses or authorized special exceptions of the B-2 District.
- B. Parking, in accordance with Article 23.
- C. Fences, in accordance with Section 5.10.
- D. Signs, in accordance with Article 22.

#### **14.4 Special Exceptions:**

The following buildings/structures and uses are permitted with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Nursing homes, and domiciliary care/assisted living facilities.
- B. Boardinghouses, rooming houses, bed and breakfast establishments and tourist homes, provided that sufficient off-street parking is available.
- C. Technical schools.
- D. Any other use as determined by the Board of Appeals to be of the same general character as the principal permitted uses and authorized special exceptions of the B-2 District.

#### **14.5 Height Restrictions:**

No building or structure in the B-2 District shall exceed fifty feet (50') in height, except as provided by Section 21.3(C).

#### 14.6 Lot Area, Width, and Setback Requirements of the B-2 District

PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	FRONT YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	SIDE YARD SETBACK (FT.)	OTHER SETBACK REQUIREMENTS
All uses		*			20		20' side yard setback from any adjacent residential use

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\*Residential dwellings and/or commercial uses shall be limited to one (1) per one thousand (1000) sq. ft. of lot area or one (1) per one thousand (1000) sq. ft. of net floor area of the building, whichever is greater.